

Receipt

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FORM.T- RECEIPT FOR FEE RECEIVED

Office of the Civil Registrar-cum-Sub Registrar, Salcete
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time:- 16-May-2022 11:28:38

Date of Receipt: 16-May-2022

Receipt No : 2022-23/2/679

Serial No. of the Document : 2022-MGO-1875

Nature of, Document : **Conveyance - 22**

Received the following amounts from **DATTAPRASAD PRABHAKAR PRIOLKAR** for Registration of above Document in Book 1 for the year 2022

Registration Fee	1528780	E-Challan	• Challan Number : 202200397802 • CIN Number : CPABQPRBG1	1528780
Processing Fee	1880	E-Challan	• Challan Number : 202200397802 • CIN Number : CPABQPRBG1	1920
Total Paid	1530700 (Rupees Fifteen Lakhs Thirty Thousands Seven Hundred only)			

Probable date of issue of Registered Document: / /

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL
Please handover the Registered Document to the person named below

Name of the Person Authorized : **RIVER DESAI**



[Handwritten Signature]
Specimen Signature of the Person Authorized

[Handwritten Signature]
Signature of the Presenter

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated **16-May-2022**

Signature of the person receiving the Document

Signature of the Sub-Registrar

Phone No: 08228630008
Sold To/Issued To:
DEVASHRI NIRMAL LLP
For Khata/D Proof/
68MF02012H



APR-22-2022 12:02:02

₹ 2293300/-

2018202 28/02/18/2021-RO1



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DEED OF SALE



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THIS DEED OF SALE is executed at Margao, Salcete, Goa, within the Taluka and Registration Sub-District of Salcete, District of South Goa on this 28th day of April in the year Two Thousand and Twenty Two (28.04.2022).

B E T W E E N

M/S ALCON DEVELOPERS, a partnership concern, registered under Indian Partnership Act, 1932, having its registered office at Sukerkar Mansion, M. G. Road, Panaji, having PAN [REDACTED], through its Partners, **(1) MR. NANDA SADASSIVA NAIQUE COUNTO**, son of Late Sadassiva Naique Counto, aged 78 years, married, business, having PAN [REDACTED], Aadhaar Card No. [REDACTED] **(2) MRS. NUTAN NANDA NAIQUE COUNTO** alias **NUTAN NANDA NAIKCOUNTO** alias **NUTAN NANDA COUNTO**, wife of Shri. Nanda Sadassiva Naique Counto, aged 70 years, business, having PAN [REDACTED], Aadhaar Card No. [REDACTED] and **(3) MR. AAKASH NANDA NAIK KHAUNTE**, son of Shri Nanda Sadassiva Naique Counto, 41 years old, married, business, having PAN [REDACTED], Aadhaar Card No. [REDACTED] All Indian National, presently residing at 141-Plot 69 D, next to Vastu Hermitage, Chimbél, Ribandar, Tiswadi, Goa, hereinafter referred to as the "**VENDORS**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its Partner or Partners for the time being, their respective heirs, successors, administrators, executors and assigns) of the **FIRST PART**;



Handwritten signatures and initials in blue ink, including 'arc', 'sh', and 'Vijay'.

AND

M/S DEVASHRI NIRMAN LIMITED LIABILITY PARTNERSHIP, having Permanent Account No. [REDACTED] with its Registered Office situated at Premises No. 6, 5th floor, 7 Rahimtulla House Homji Street, RBI Hornimal Circle, Fort, Mumbai, 400001, Maharashtra and its Administrative Office situated at 710-712, 7th floor, Dempo Towers, Patto Plaza, Panaji, Goa, represented in this act by its, Deputy General Manager (Projects) namely, **MR. DATTAPRASAD PRABHAKAR PRIOLKAR**, son of Late Prabhakar Priolkar, aged 51 years, married, having PAN [REDACTED], Indian National, resident of B-301, CD Diva, Gogol, Margao, Goa in his capacity as the constituted Attorney of the Said Firm by virtue of the Power of Attorney dated 06.10.2021 executed before Adv. Subhash Sawant, Notary Public, under Reg. No. 747/2021 on 06.10.2021 by its Partners SHRI. SHRINIVAS V. DEMPO, SMT. NEELA V. DEMPO & SMT. PALLAVI S. DEMPO, hereinafter referred to as the "**PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its Partner or Partners for the time being, their respective heirs, successors, administrators, executors and assigns) of the **SECOND PART**;

WHEREAS the aforesaid Partners of the VENDORS, **MR. NANDA SADASSIVA NAIQUE COUNTO** and **MRS. NUTAN NANDA COUNTO**, by virtue of Power of Attorney dated 24.09.2008, registered under serial No. 75/08, dated 24.09.2008, executed before the Office of Sub-Registrar Ilhas, and **MR. AAKASH NANDA NAIK KHAUNTE**, vide Power of Attorney dated 09.11.2012, duly registered before the Sub-Registrar of Ilhas, Goa under Book-4 Document, Registration No. PNJ-BK4-00049-2012, C.D. No. PNJD18 dated 12/11/2012, appointed **SMT. DAKSHATA N. CHIMULKAR**, wife of Mr.

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Narcinha alias Namit Chimulkar, age 40 years, married, service, Indian National, having Pan No. [REDACTED] Aadhar Card No. [REDACTED], residing at Flat No. A-4, Ganesh Prasad Bldg., Altinho, Panaji, Goa, to present and admit execution thereof before the concerned Sub-Registrar.

WHEREAS within the limits of the City Survey of Margao in the Taluka and Sub-District of Salcete in the State of Goa , at Gogol, there exists a property formed by amalgamation of two properties, namely (1) property known as "AZULIANCHI GALLY" or "GOGOLA", described in the Land Registration Office of Salcete at Margao under No. 458 at folio 31 of Book B-2 New, enrolled in the Land Revenue Office of Salcete under Matriz No. 1085 and (2) property known as AZULIANCHY TOLOY or GOGOLLA, described in the Land Registration Office of Salcete at Margao under No. 459 at folio 31 reverse of Book B-2 New, enrolled in the Land Revenue Office of Salcete under Matriz No. 1087, recorded in the Office of the City Survey of Margao under Chalta Nos. 1 and 2 of P.T. Sheet No. 122 , hereinafter referred to as the "**SAID LARGER PROPERTY**" and more particularly described in **SCHEDULE I** hereunder.

AND WHEREAS the Said Larger Property was acquired by Late Vassanta Sinai Caro and his wife, late Laxmibai Vassanta Sinai Caro, from Shri Jairama Volcunta Sinai Caro and his wife Lalita Jairama Caro, vide Deed of Gift , Sale and Exchange drawn on 15th January 1961 before Interim Notary of Judicial Division of Salcete, Shri Raul Gerson Purificacao de Santa Rita Vaz, recorded at page 30 reverse onwards of the Deeds No 1117.

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AND WHEREAS the said Shri Vassanta Kare expired on 22.5.1976 leaving behind his widow, Smt. Laxmibai Vassant Kare as his moiety holder and his sole and universal heirs, his three children, namely (i) Shri Vaikunth Vassant Kare married to Smt. Shanta Vaikunth Kare, (ii) Shri Shrivallabh Vassant Kare married to Smt. Indira Shrivallabh Kare and (iii) Smt. Tejaswini Nagesh Naik Kurade married to Shri Nagesh Sagoon Naik Kurade.

AND WHEREAS vide Deed of Relinquishment of Illiquid and Undivided Rights dated 22.12.1984, drawn at pages 85 overleaf onwards of Register of Deeds under No. 1299 and recorded in the Books of the Ex-officio Notary of Salcete at Margao, Mr. Joanes Agnelo Lino Rodrigues, Smt. Tejaswini Nagesh Naik Kurade alongwith her husband, Shri Nagesh Sagoon Naik Kurade relinquished freely and voluntarily their illiquid and undivided rights to the estate left behind by their late father/father-in-law, Shri Vassanta Kare in favour of the other co-heirs.

AND WHEREAS vide Deed of Succession drawn on 25.2.1987 before Ex-officio Notary of Salcete recorded at page 54 overleaf onwards of Register of Deeds under No. 1309, Smt. Laxmibai Vassant Kare, Shri Vaikunth Vassant Kare, Smt. Shanta Vaikunth Kare, Shri Shrivallabh Vassant Kare and Smt. Indira Shrivallabh Kare became the sole owners and possessors of the said Larger Property/estate left by Late Vassanta Kare.

AND WHEREAS vide Agreement dated 3.12.1984 and Agreement dated 17.03.1986 ("SAID AGREEMENTS") entered into between Smt. Laxmibai Vassant Kare, Shri Vaikunth Vassant Kare, Smt. Shanta Vaikunth Kare, Shri Shrivallabh Vassant Kare and Smt. Indira Shrivallabh Kare as Owners and M/s Alcon Real



Estate Pvt. Ltd. as Developers, the Owners entrusted the work of development of the SAID LARGER PROPERTY to the Developers on the terms and conditions set out under the SAID AGREEMENTS.

AND WHEREAS pursuant to the SAID AGREEMENTS, the Developers carried out development of the SAID LARGER PROPERTY and the said development was named as VASSANT NAGAR.

AND WHEREAS M/S Alcon Real Estate Pvt. Ltd. having completed the development, in terms agreed the allotment of the sub-divided Plots was done between the Owners and the Developers.

AND WHEREAS the erstwhile owners i.e. Smt. Laxmibai Vassant Kare, Shri Vaikunth Vassant Kare and his wife Smt. Shanta Vaikunth Kare and Mr. Shrivallabh Vassant Kare and his wife Mrs. Indira Shrivallabh Kare, executed in favour of the Developers M/s Alcon Real Estate Pvt. Ltd., the Sale Deeds in respect to the Plots forming the entitlement of the Developers.

AND WHEREAS vide Deed of Sale dated 17.04.1989 registered in the Office of the Sub Registrar of Salcete at Margao, under No. 2228 at pages 201 to 215 of Book No. I Vol. No. 101 dated 31.08.1989, the Owners sold and conveyed the Plot A-6 admeasuring an area of 1048 sq. mtrs., which formed a portion of Chalta Nos. 1 and 2 of P. T. Sheet No. 122 and which presently has been allotted the Chalta No. 51 of P. T. Sheet No. 122 of the City Survey of Margao.

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AND WHEREAS vide Deed of Sale dated 18.04.1989 registered in the Office of the Sub Registrar of Salcete at Margao under No. 2229 at pages 216 to 231 of Book No. I Vol. No. 101 dated 31.08.1989, the Owners sold and conveyed the Plot A-5 admeasuring an area of 834 sq. mtrs., which formed a portion of Chalta Nos. 1 and 2 of P. T. Sheet No. 122 and which presently has been allotted the Chalta No. 48 of P. T. Sheet No. 122 of the City Survey of Margao.

AND WHEREAS vide Deed of Sale dated 17.04.1989 registered in the Office of the Sub Registrar of Salcete at Margao under No. 2230 at pages 232 to 247 of Book No. I Vol. No. 101 dated 31.08.1989, the owners sold and conveyed the Plot A-3 and A-4 admeasuring an area of 808 sq. mtrs., and 928 sq. mtrs. respectively, which formed a portion of Chalta Nos. 1 and 2 of P. T. Sheet No. 122 and which presently has been allotted the Chalta Nos. 49 & 50 of P. T. Sheet No. 122 of the City Survey of Margao .

AND WHEREAS pursuant to the Sale Deeds aforementioned, M/s Alcon Real Estate Pvt. Ltd. acquired the absolute right, title and possession in respect to the Plot Nos. A-3, A-4, A-5 and A-6 in the Project **VASANT NAGAR** presently bearing Chalta Nos. 49, 50, 48 & 51 of P. T. Sheet No. 122 of the City Survey of Margao.

AND WHEREAS there was then Arbitration Proceedings between the parties of Alcon Group before the Sole Arbitrator Smt. S. H. N. Gaunekar, Chartered Accountant, at Margao, who vide Award dated 15.04.1998 settled the assets, business and properties to be held between M/s Alcon Real Estate Pvt. Ltd. and M/s Alcon Developers, this Award registered in the Office of the Sub-



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Registrar of Bardez at Mapusa under No. 730 in Book No. I Volume No. 584 on 19.5.1998.

AND WHEREAS in terms of this Award the aforesaid plots which were owned by M/s Alcon Real Estate Pvt. Ltd. came to be allotted to the **VENDORS** herein.

AND WHEREAS subsequently vide a common order dated 10.11.2009 passed in Case Nos. 60/2009, 61/2009 & 62/2009, the Inspector of Survey and Land records, City Survey Margao, the aforesaid plots recorded in the City Survey records of the properties bearing Chalta Nos. 49, 50, 48 and 51 of P. T. Sheet No. 122 came to be confirmed in the name of the **VENDORS**.



AND WHEREAS the **PURCHASER** have indicated to the **VENDORS**, their interest to purchase the Plot A-3 and A-4 in the Project **VASANT NAGAR** admeasuring an area of 808 sq. mtrs., and 928 sq. mtrs., respectively, which formed a portion of Chalta Nos. 1 and 2 of P. T. Sheet No. 122 and which presently has been allotted the Chalta Nos. 49 & 50 of P. T. Sheet No. 122 of the City Survey of Margao. This Plots being hereinafter referred to as the "**SAID PLOTS**", being described more particularly in the Schedule II and Schedule III hereunder written and marked in red colour boundary line on the plan annexed herewith.

AND WHEREAS the **VENDORS** have represented to the **PURCHASER** that the **VENDORS** are the exclusive owners of the **SAID PLOTS** and that no person other than the **VENDORS** has any right, share or interest in the same, that the **SAID PLOTS** are free from encumbrances or charges of any kind



whatsoever, that the **VENDORS** have not entered into any understanding, writing or MOU with any person/concern in respect to the **SAID PLOTS** and that there are no legal impediments whatsoever for the **PURCHASER** to purchase the **SAID PLOTS** from the **VENDORS** .

AND WHEREAS on the basis of the representations of the **VENDORS** as aforesaid the **PURCHASER** herein has approached the **VENDORS** and has offered to purchase the "**SAID PLOTS**" being the Plot A-3 and A-4 in the Project VASANT NAGAR admeasuring an area of 808 sq. mtrs., and 928 sq. mtrs., respectively, which has been allotted the Chalta Nos. 49 & 50 of P. T. Sheet No. 122 of the City Survey of Margao at or for a total consideration of Rs. 5,09,59,124/- (Rupees Five Crore Nine Lakh Fifty Nine Thousand One Hundred Twenty Four Only).

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:

1. In consideration of the total price of Rs. 5,09,59,124/- (Rupees Five Crore Nine Lakh Fifty Nine Thousand One Hundred Twenty Four Only, after deducting an amount of Rs. 5,09,591/- (Rupees Five Lakh Nine Thousand Five Hundred Ninety One Only) as TDS, the balance consideration amounting to Rs. 5,04,49,533/- (Rupees Five Crore Four Lakh Forty Nine Thousand Five Hundred Thirty Three Only) payable to the **VENDORS**, paid by the **PURCHASER** to the **VENDORS** in following manner

- i) Sum of **Rs. 1,54,90,409/- (Rupees One Crore Fifty four Lakh Ninety Thousand Four Hundred Nine Only)** paid vide Cheque No. 001607 dated



17.03.2022 drawn on HDFC Bank, Patto, Panaji Branch.

- ii) Sum of **Rs. 87,50,000/- (Rupees Eighty seven Lakh Seventy five Thousand Only)** paid vide Cheque No. 001637 dated 30.03.2022 drawn on HDFC Bank, Patto, Panaji Branch.
- iii) Sum of **Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakh Only)** paid vide Cheque No. 001714 dated 22.04.2022 drawn on HDFC Bank, Patto, Panaji Branch.
- iv) Sum of **Rs. 1,12,09,124/- (Rupees One Crore Twelve Lakh Nine Thousand One hundred Twenty four Only)** to be paid on or before 30.06.2022.

the receipt and payment of which sums the **VENDORS**, do hereby admit and acknowledge as having been received from the **PURCHASER**, the **VENDORS** do hereby sell, convey, transfer unto and to the use of the **PURCHASER**, the **SAID PLOTS** being the Plot A-3 and A-4 in the Project VASANT NAGAR admeasuring an area of 808 sq. mtrs. and 928 sq. mtrs. respectively, which has been allotted the Chalta Nos. 49 & 50 of P. T. Sheet No. 122 of the City Survey of Margao, described more particularly in the Schedule II and III hereunder written, together with all trees, fences, ways, water courses, liberties, privileges and easements and all other appurtenances whatsoever of the **VENDORS**, alongwith all the rights, share, title, interests, property claims, estate and



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demand whatsoever of the **VENDORS** unto and upon the **SAID PLOTS**, fully described in the Schedule II and Schedule III hereunder written, absolutely and forever.

2. THAT the **VENDORS** on the execution of these presents have handed over unto the **PURCHASER** the vacant possession of the **SAID PLOTS** and the **PURCHASER** shall hereafter peacefully and quietly hold, use and enjoy the **SAID PLOTS**, fully described in the Schedule II and Schedule III hereunder, as his own chattel and property without any hindrance, interruption, claim or demand by or from the **VENDORS** or any other person or persons whomsoever claiming and demanding any right, title, interest in the **SAID PLOTS**, or any part thereof through the **VENDORS** or any other person or persons claiming through or under them .
3. THAT the **VENDORS** of the First Part and all persons claiming and demanding under them, shall and will from time to time and at all times hereafter, upon the request and cost of the **PURCHASER**, do and execute or cause to be done or executed ALL such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the **SAID PLOTS**, described in the Schedule II and Schedule III hereunder written, and hereby sold or any part thereof unto the **PURCHASER** and placing them in possession of the same according to the true intent and meaning of this Deed, as shall or may be reasonably required .



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4. The VENDORS hereby covenant with the PURCHASER and assure and declare that should as a result of any defect, discovered hereinafter, in the title of the VENDORS to the **SAID PLOTS** or any part thereof, the PURCHASER, its successors, and/or assigns be divested of ownership or deprived of possession of the **SAID PLOTS** or any part thereof, in such event the VENDORS herein their successors and assigns shall jointly and severally be liable to the PURCHASER its successors and/or assigns or any of them in full in respect of any loss and/or damages sustained by reason thereof. The VENDORS do hereby, subject to aforesaid, keep indemnified the PURCHASER, its successors and assigns or any of them and save them or any of them harmless against all or any loss including the breaches of any of the covenants hereinabove on the part of the VENDORS.
5. THAT the **PURCHASER** as from the execution hereof, shall be the exclusive owners in title and possession of the **SAID PLOTS**.
6. THAT the **VENDORS** do hereby give their free and voluntary No Objection to delete the name of the **VENDORS** and to insert therein instead the name of the **PURCHASER** by way of mutation in the Occupants Column of the Survey Records of the **SAID PLOTS**, bearing Chalta Nos. 49 & 50 of P. T. Sheet No. 122 of the City Survey of Margao in the Taluka of Salcete in the State of Goa.



7. THAT the **VENDORS** and the **PURCHASER** are both Partnerships and hence there is no applicability of the Notification No. RD LAND LRC 318 77 dated 21.8.1978.
8. THAT the market value of the **SAID PLOTS** is Rs. 5,09,59,124/- (Rupees Five Crore Nine Lakh Fifty Nine Thousand One Hundred Twenty Four Only) considering its location and zoning , and this Deed therefore is drawn on a Stamp paper of Rs. 22,93,300/- which is borne by the **PURCHASER**.

SCHEDULE I HEREINABOVE REFERRED TO
DESCRIPTION OF THE SAID LARGER PROPERTY

ALL THAT property formed by amalgamation of two properties, namely (1) property known as "AZULIANCHI GALLY" or "GOGOLA", described in the Land Registration Office of Salcete at Margao under No. 458 at folio 31 of Book B-2 New , enrolled in the Land Revenue Office of Salcete under Matriz No. 1085 and (2) property known as AZULIANCHY TOLOY or GOGOLLA, described in the Land Registration Office of Salcete at Margao under No. 459 at folio 31 reverse of Book B-2 New , enrolled in the Land Revenue Office of Salcete under Matriz No. 1087, recorded in the Office of the City Survey of Margao under Chalta Nos. 1 and 2 of P.T. Sheet No. 122 , located at Gogol within the limits of the City Survey of Margao in the Taluka and Sub-District of Salcete in the State of Goa , the same being bounded on or towards the;

EAST : By boundary of Raia Village;



- WEST : By the property of Prabhakar Kare & others,
Chalta No. 1 of P.T.S. No. 121;
- NORTH : By the boundary of Raia Village;
- SOUTH : By the Property of Narcinva Kare & others;

SCHEDULE II HEREINABOVE REFERRED TO
DESCRIPTION OF THE SAID PLOTS

ALL THAT SUB-DIVIDED **PLOT A-3** admeasuring an area of 808 square metres in the Project **VASANT NAGAR** which has been allotted the Chalta No. 49 of P. T. Sheet No. 122 of the City Survey of Margao forming a portion of the property described more particularly in the Schedule I hereinabove written, this Plot being bounded on or towards the

- EAST : By the Property bearing Chalta No. 50 of P.T. Sheet No.122 ;
- WEST : By the Property bearing Chalta No. 25 of P.T. Sheet No.122 and partly by the Property bearing Chalta No. 58 of P.T. Sheet No.122 ;
- NORTH : By 25 metre wide ODP Road;
- SOUTH : By the Property bearing Chalta No. 12 of P.T. Sheet No.127 and partly by the Property bearing Chalta No. 13 of P.T. Sheet No.127 ;



SCHEDULE III HEREINABOVE REFERRED TO
DESCRIPTION OF THE SAID PLOTS

ALL THAT SUB-DIVIDED **PLOT A-4** admeasuring an area of 928 square metres in the Project **VASANT NAGAR** which has been allotted the Chalta No. 50 of P. T. Sheet No. 122 of the City Survey of Margao forming a portion of the property described more particularly in the Schedule I hereinabove written, this Plot being bounded on or towards the

EAST : By the Property bearing Chalta No. 48 of P.T. Sheet No.122;

WEST : By the Property bearing Chalta No. 49 of P.T. Sheet No.122;

NORTH : By 25 metre wide ODP Road ;

SOUTH : By the Property bearing Chalta No. 13 of P.T. Sheet No.127, partly by the Property bearing Chalta No. 14 of P.T. Sheet No.127 and partly by the Property bearing Chalta No. 15 of P.T. Sheet No.127.

IN WITNESS WHEREOF, the parties hereto have signed this Deed of Sale, on the day, month and year hereinabove mentioned in the presence of the undersigned witnesses.








SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED **VENDOR**
M/S ALCON DEVELOPERS
Represented herein by it's
Partner
MR. NANDA SADASSIVA NAIQUE COUNTO



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L.H.F.I.

R.H.F.I.



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[Signature]

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SIGNED SEALED AND DELIVERED
 BY THE WITHIN NAMED **VENDOR**
M/S ALCON DEVELOPERS
 Represented herein by it's
 Partner
MRS. NUTAN NANDA NAIQUE COUNTO
 alias **NUTAN NANDA NAIKCOUNTO**
 alias **NUTAN NANDA COUNTO**



Nutan N. Counto

Nutan N. Counto

L.H.F.I.

R.H.F.I.



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SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED **VENDOR**
M/S ALCON DEVELOPERS
Represented herein by it's
Partner
MR. AAKASH NANDA NAIK KHAUNTE



Aakash Nanda Naik Khaunte
Khaunte

L.H.F.I.

R.H.F.I.



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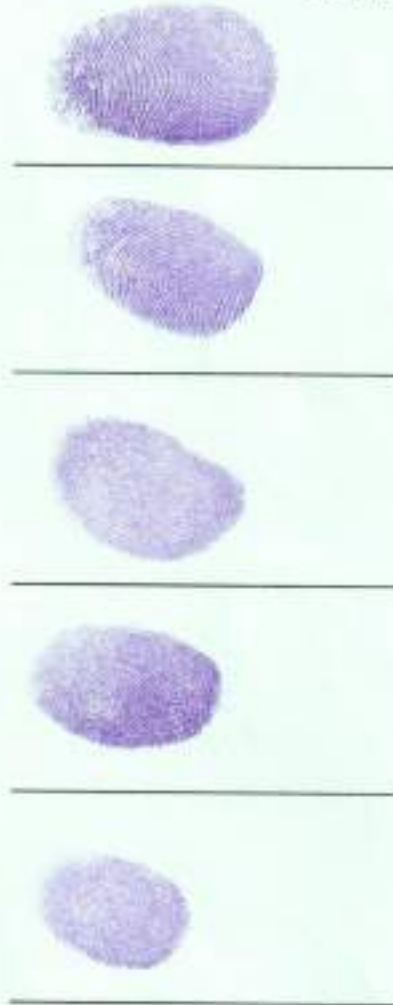
SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED PURCHASER
**M/S DEVASHRI NIRMAN
LIMITED LIABILITY PARTNERSHIP**
Represented herein by it's
Deputy General Manager (Projects)
MR. DATTAPRASAD PRABHAKAR PRIOLKAR



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L.H.F.I.

R.H.F.I.



In Presence of:

1. VIVEK L. DESAI *Vivek*

2. PRANJAL P. SHETGAONKAR *Pranjali*

WVC *sd* *sd* *WVC*





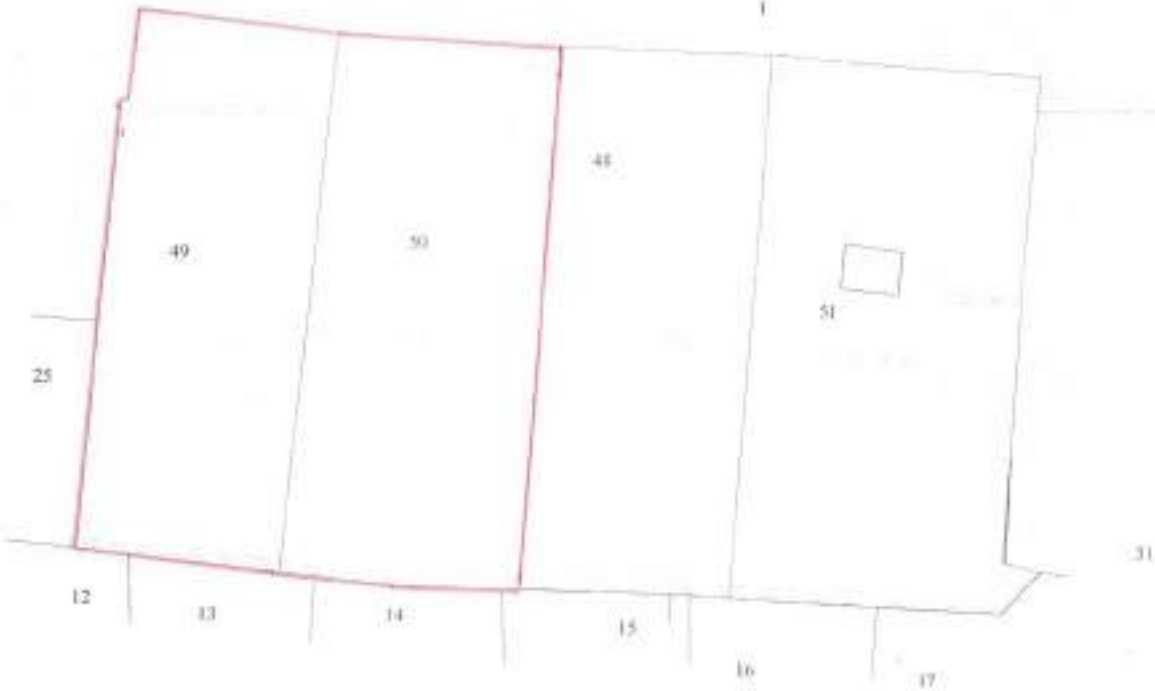
GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 MARGAO-GOA



Plan Showing plots situated at
 City : MARGAO
 Taluka : SALSETE
 PT Sheet No./Chalta No. : 122/ 48 TO 51
 Scale : 1:1000

160143-0MA2224180

[Signature]
 Inspector Of Survey & Land Records
 City Survey Margao-Goa



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Generated By : RUCHITA MADKAIKAR
 On : 03-03-2022

Checked By: *[Handwritten signature]*



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Government of Goa

Form 'D'

Sec Rule 7

Goa Land Revenue (City Survey) Rules, 1969

Page No. 1

Property Card of Margao city

Date 01/03/2022

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
122	49	808.00	-		Private

Easements

---- Nil ----

Holders in the origin of the title
(So far as traced) -

M/S ALCON DEVELOPERS

Lessees -

---- Nil ----

Other Encumbrances -

---- Nil ----

Other Remarks -

---- Nil ----

Details -

Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)

---- Nil ----

[] Bracketed entries indicate Deletion

For any further inquires, please contact the ISLR of the concerned city.

*** END OF REPORT ***



The record is computer generated on 01/03/2022 at 10:40:07AM as per Online Reference Number - 200000714502. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egov.goa.nic.in/dslr>.

an

Nalin H. Gante





200000714505

Government of Goa
Form 'D'
See Rule 7

Goa Land Revenue (City Survey) Rules, 1969
Property Card of Margao city

Page No. 1

Date 01/03/2022

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
122	50	928.00	--		Private

Easements

---- Nil ----

Holders in the origin of the title
(So far as traced) -

M/S ALCON DEVELOPERS

Lessees -

---- Nil ----

Other Encumbrances -

---- Nil ----

Other Remarks -

---- Nil ----

Details -

Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)

---- Nil ----

[] Bracketed entries indicate Deletion

For any further inquiries, please contact the ISLR of the concerned city.

*** END OF REPORT ***



The record is computer generated on 01/03/2022 at 10:40:32AM as per Online Reference Number - 200000714505. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egov.goa.nic.in/dslr>.

Nutan N Gupta



10/3/22



Government of Goa

Document Registration Summary 2

Office of the Civil Registrar-cum-Sub Registrar, Salcete

Print Date & Time : - 16-May-2022 11:28:51 am

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Presented at 11:18:07 am on 16-May-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	2293200
2	Registration Fee	1528780
3	Mutation Fees	2000
4	Processing Fee	1880
Total		3825860

Stamp Duty Required : 2293200/-
















Stamp Duty Paid : 2293300/-

Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	DATTAPRASAD PRABHAKAR PRIOLKAR , Father Name:Prabhakar Priolkar, Age: 51, Marital Status: , Gender:Male, Occupation: Service, Address1 - B-301, CD Diva, Gogol, Margao, Goa., Address2 PAN No.: AIKPP1917B			




Executer




Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	DATTAPRASAD PRABHAKAR PRIOLKAR , Father Name:Prabhakar Priolkar, Age: 51, Marital Status: , Gender:Male, Occupation: Service, B-301, CD Diva, Gogol, Margao, Goa., PAN No.: [REDACTED], as Power Of Attorney Holder for NEELA VASUDEVA DEMPO Partner Of Devashri Nirman Limited Liability Partnership			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	DATTAPRASAD PRABHAKAR PRIOLKAR , Father Name:Prabhakar Priolkar, Age: 51, Marital Status: ,Gender:Male,Occupation: Service, B-301, CD Diva, Gogol, Margao, Goa., PAN No.: _____, as Power Of Attorney Holder for NEELA VASUDEVA DEMPO Partner Of Devashri Nirman Limited Liability Partnership			
3	DAKSHATA NARCINHA CHIMULKAR , Father Name:Jairam Sadashiv Naik Counto, Age: 40, Marital Status: ,Gender:Female,Occupation: Service, Flat No. A-4 Ganesh Prasad Building Altinho Panaji Goa, PAN No.: _____, as Power Of Attorney Holder for NUTAN NANDA NAIQUE COUNTO Alias NUTAN NANDA NAIKCOUNTO Alias NUTAN NANDA COUNTO Partner Of Alcon Developers			
4	DAKSHATA NARCINHA CHIMULKAR , Father Name:Jairam Sadashiv Naik Counto, Age: 40, Marital Status: ,Gender:Female,Occupation: Service, Flat No. A-4 Ganesh Prasad Building Altinho Panaji Goa, PAN No.: _____, as Power Of Attorney Holder for NUTAN NANDA NAIQUE COUNTO Alias NUTAN NANDA NAIKCOUNTO Alias NUTAN NANDA COUNTO Partner Of Alcon Developers			
5	DAKSHATA NARCINHA CHIMULKAR , Father Name:Jairam Sadashiv Naik Counto, Age: 40, Marital Status: ,Gender:Female,Occupation: Service, Flat No A-4 Ganesh Prasad Building Altinho Panaji Goa, PAN No.: _____, as Power Of Attorney Holder for AAKASH NANDA NAIK KHAUNTE Partner Of Alcon Developers			
6	DAKSHATA NARCINHA CHIMULKAR , Father Name:Jairam Sadashiv Naik Counto, Age: 40, Marital Status: ,Gender:Female,Occupation: Service, Flat No A-4 Ganesh Prasad Building Altinho Panaji Goa, PAN No.: _____, as Power Of Attorney Holder for AAKASH NANDA NAIK KHAUNTE Partner Of Alcon Developers			

Witness:

I/We individually/Collectively recognize the Vendor, Purchaser, POA Holder,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Pranjal Pramod Shetgaonkar, Age: 40, DOB: , Mobile: 9881533684 , Email: , Occupation: Advocate , Marital status : Married , Address: 403512, 223 Katte wada Morjim, 223 Katte wada Morjim, Morgim, Pernem, North Goa, Goa			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Name: Vivek Desai, Age: 43, DOB: , Mobile: 7020277105 Email: , Occupation: Service , Marital status : Married , Address: 403507, Satt Adhar Arcade, Peddem, Mapusa, Bardez, NorthGoa, Goa			

Jinal
16/5/2022
Sub Registrar

Civil Registrar
Cum-
Document Serial Number : 2022-NGO-1875
Salcote



Book :- 1 Document
Registration Number :- **MGO-1-1841-2022**
Date : 16-May-2022

Janah
16/5/2022

Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Salcete)

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Cum-
Sub Registrar
Salcete

